



**SHREWSBURY PLANNING BOARD
SHREWSBURY, MASSACHUSETTS**

MINUTES

Regular Meeting: December 4, 2003 - 7:00 P.M.

Location: Selectmen's Hearing Room - Municipal Office Building

Present: Melvin P. Gordon, Chairman
Jonathan B. Wright, Vice-Chairman
Jill R. Myers, Clerk
Kevin F. Capalbo
Stephan M. Rodolakis

Also Present: John D. Perreault, Town Engineer
Eric Denoncourt, Engineer/Planner

Mr. Gordon opened the meeting at 7:00 P.M.

1. Approved Minutes of August 7, 2003 and November 6, 2003

The Planning Board approved the Minutes of August 7, 2003 and November 6, 2003 (Mr. Wright and Ms. Myers abstained as they were not at the meeting) as submitted.

2. Signed bills – no bills

3. Meetings and Hearings

7:00 P.M. Board Member Comments – no comments

**7:05 P.M. Wetherburn Heights, Definitive Subdivision Plan
Continued Public Hearing (from January 9, 2003)
(Decision Deadline: January 15, 2004)**

Tony Abu and Eric Gilmore (the engineer) – from Abu Construction, attended the hearing. Mr. Abu signed the letter of continuance and extension request to December 15, 2003.

Mr. Gilmore said there were three remaining issues with the Planning Board:

- 1) A subdivision waiver for grass plots at entrance, because retaining walls are going in by the road, but they will increase the size of sidewalks.
- 2) Vortex Units – the Vortex people came in and met with Engineering to tell them about their system. Engineering is satisfied with the system with some adjustments.
- 3) Maintaining a 10 foot separation between house and fence and basin at lot #1. He said they have talked to the Building Inspector about this and he is satisfied.

Mr. Gordon asked if there was a maintenance schedule on Vortex System. Mr. Denoncourt said, typically, there is a standard maintenance schedule. Mr. Abu said he has no problem maintaining the system during subdivision construction.

Dean Clark, 390 Walnut Street, expressed concern about the height of the stone wall and children getting on them and possible falling off, and asked what the level of the sidewalks would be. Mr. Gilmore said the sidewalk is a road level, and said there will be a stockade fence along the wall to prevent climbing.

Mr. Gordon asked about the tri-party agreement between Mr. Abu, Mr. Ali, and Charles Sanderson. Mr. Abu said it's been worked out and they will probably have it next week.

Mr. Gordon continued the hearing to January 8, 2004, at 7:05 P.M.

**7:10 P.M. Minna Terrace – Senior Housing, Site Plan Approval/Special Permit
Continued Public Hearing (from October 3, 2002)
(Site Plan Approval Deadline: 65 days from close of hearing)
(Special Permit Deadline: 90 days from close of hearing)**

Andrew Liston – the engineer from Thompson & Liston; Attorney Walter Jabs; and Iqbal Ali – the builder, attended the hearing.

Mr. Liston explained, to clarify Mr. Abu's comment in the previous hearing, that there will be two bi-party agreements, instead of the one tri-party agreement.

Mr. Gordon read an e-mail from Judy Barrett, Community Opportunities Group, Inc., on the subject of how to put the five (5) affordable units on the town affordable houses list. Attorney Jabs said he didn't think that would be a problem.

Mr. Perreault and Mr. Denoncourt, both felt that after reviewing the agreement, by the next meeting, the hearing could be closed.

Dean Clark, 390 Walnut Street, asked if Walnut Street was going to be widened, and how many trees would be cut down. Mr. Liston said Walnut Street is not going to be widened, but that trees may be cut down, but he doesn't know how many yet. He explained to Mr. Clark that he can call John Knipe, Highway Superintendent and Tree Warden, for the tree removal procedure.

Mr. Gordon continued the hearing to January 8, 2004, at 7:10 P.M.

**7:15 P.M. Common Driveway for 85 & 87 Spring Street, Special Permit
Continued Public Hearing (from September 4, 2003)
(Decision Deadline: 90 days from close of hearing)**

John Grenier, the engineer from J.M. Grenier Associates, attended the hearing, representing Jim Aulenback.

Mr. Grenier said there was a main issue of the installation of the fire hydrant. He said there is already an existing fire hydrant near the proposed driveway. He said after conversations with the Fire Chief, the Fire Chief was satisfied with the location of this existing fire hydrant, so Mr. Aulenback is requesting no fire hydrant to be installed on the common driveway.

Mr. Grenier said, regarding numbers 9 and 10 in the Engineering comment letter, he can get the documents to Engineering within the next couple of weeks.

Mr. Capalbo requested a letter from Chief LaFlamme regarding the need for a hydrant.

Mr. Gordon continued the hearing to January 8, 2004, at 7:15 p.m.

**7:20 P.M. Shell & Great American, Site Plan Approval
Continued Public Hearing (from November 6, 2003)
(Decision Deadline: 65 days from close of hearing)**

Mr. Gordon read the letter from BSC Group asking for a continuance. Mr. Gordon continued the hearing to March, 2004, pending completion of the signalization and other issues with the Town of Shrewsbury, by Boston Hill Realty Group. Mr. Gordon asked Mr. Denoncourt to contact BSC Group and ask them to renotify abutters for the March meeting.

**7:35 P.M. Office Building, 181 West Main Street, Site Plan Approval
Public Hearing
(Decision Deadline: 65 days from close of hearing)**

Attending the hearing were John Riel – the engineer, and Peter Stathoulopoulos – the owner of the property. Mr. Gordon asked them if they had the green cards to show notification to abutters. They said they did not have them. Mr. Gordon said they will have to do this before the December meeting. Mr. Riel said okay, and said that they would be asking for a continuance anyway to resolve some other issues.

Mr. Gordon continued the hearing to January 9, 2004, at 7:20 P.M.

4. New Business

a. Discussed/Voted Covenant for Summit Ridge Estates

The Planning Board voted to approve the Covenant for Summit Ridge Estates, and allow Mr. Gordon to sign it.

b. Signed Mylars for Summit Ridge Estates – Mylars were signed.

4. New Business (Cont'd)

c. Bond Reduction for Federal Estates

Mr. Gordon said in the letter written by Howard Graham, for Federal Estates, where he was asking for a bond reduction, he was also asking for a change in sidewalks.

Mr. Denoncourt said in the Minutes of October 2002, when they came in for this subject, the Planning Board told them it would require a filing for a modification to the site plan. Mr. Denoncourt will send a letter stating this same issue.

There was discussion about the reduction, and Mr. Denoncourt and Mr. Gordon expressed concern about some of the conditions out there.

The Board voted to hold the reduction request, and asked Mr. Denoncourt to include in the same letter as the issue of the sidewalk, the Board's comments and concerns about the conditions and give them a month to work on it, and include the Board's thoughts that the modification for sidewalks would not be looked upon favorably.

d. Discussed Performance Guarantee Options for Center Heights Subdivision

The Board voted the bond amount, and will advise Mr. Paquette, and then ask them to come in for meeting with Engineering for more detail and options for the request.

e. Boston Hill Temporary Access Entrance

Charles Sanderson did not attend the meeting. The Board voted to send a letter expressing the Board's concern and some of the options they are considering, with copies to Mr. Anthony Abu, YMCA, BSC Group, Servicestar, Town of Westboro, Town of Northboro, and involved banks.

5. Old Business

a. Bond Reductions for Colonial Farms

Mr. Rodolakis and Mr. Capalbo abstained from the vote, due to possible conflict of interest. The three remaining members of the Board voted to allow the bond reduction.

b. Discussed/Signed Decision for Sara (Howe) Road

The Board voted to approve and signed the Decision, as written, for Sara (Howe) Road.

c. Discussed/Signed Decision for Boston Hill Modification

The Board had discussion of possibly denying the modification request. Mr. Rodolakis suggested putting in some kind of "sunset provision." The Board agreed to put in a deadline clause stating that if the Board hasn't heard from Boston Hill Realty by January 31, 2004, the Board could rescind their decision, and then Mr. Gordon can sign. sign.

5. Old Business (Cont'd)

c. Discussed/Signed Decision for Boston Hill Modification (Cont'd)

The Board voted to approve (3-0) and have Mr. Gordon sign the Decision as written, with the added deadline clause Mr. Wright and Ms. Myers abstained from the vote, as they were not in attendance to the previous meeting.

d. Planning Board Meeting Schedule for 2004

The Board agreed on the schedule for 2004, making the following comments and changes, as pointed out by Mr. Gordon:

June 3, 2004 – Shrewsbury High School graduation – keep this date
September 2, 2004 – change to September 9, 2004 (after Labor Day week-end)
January 6, 2005 – add this date for the first meeting in 2005.

6. Correspondence

The meeting adjourned at 8:40 P.M.

Respectfully Submitted,

Annette W. Rebovich